



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

October 22, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON PROJECT NO. 2019001930-(1)
ADVANCE PLANNING NO. RPPL2019003487
LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
EAST LOS ANGELES, EAST SIDE UNIT NO. 1, EAST SIDE UNIT NO. 2, EAST SIDE
UNIT NO. 4 ZONED DISTRICTS
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The project is an amendment to the East Los Angeles Third Street Form-Based Code Ordinance (Ordinance), Title 22 of the Los Angeles County Zoning Code. The project proposes minor technical amendments to correct typographical errors, and increase clarity and usability of existing standards for staff and applicants. The East Los Angeles Third Street Specific Plan (Specific Plan) and Ordinance were originally adopted in 2014 to guide transit-supportive development around four Metro Gold Line stations in East Los Angeles.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project qualifies for a Categorical Exemption (Class 5 Exemption, Minor Alterations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County Environmental Guidelines.

2. Indicate its intent to approve the Ordinance amendment (Advance Planning No. RPPL2019003487) as recommended by the Regional Planning Commission (Commission).
3. Instruct County Counsel to prepare the final ordinance amending the Ordinance and bring it back to the Board of Supervisors (Board) for consideration.
4. Approve the inclusion by the Department of Regional Planning (Department) of the correct General Plan Figure A.40 in the Los Angeles County General Plan to address a clerical error in that figure.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Since the adoption of the Ordinance in 2014, Department staff from the Current Planning and Land Use Regulation Divisions have requested several adjustments to the Ordinance to correct typographical and technical errors, and clarify existing standards and administrative procedures. This project was initiated by Departmental staff to amend existing standards according to the list of corrections and comments collected over the years from various users. The proposed corrections and clarifications are responsive to comments collected from numerous staff members that work with the standards, including staff from the Field Office, Zoning Permits, and Zoning Enforcement Sections. This project does not propose or authorize any development.

The Ordinance was adopted by the Board in 2014 to implement the Specific Plan, which is a Transit Oriented District (TOD) specific plan intended to guide and foster transit-supportive development around four Metro Gold Line Stations in unincorporated East Los Angeles. The Specific Plan promotes transit oriented development within approximately one-half mile around the Indiana, Maravilla, Civic Center, and Atlantic Stations as well as preserving and enhancing the existing residential neighborhoods. Eight distinct transect zones are designated by the Specific Plan to incentivize a mix of uses and densities around four rail stations.

The transect zones provide a menu of design standards to provide a variety of building typologies with a cohesive community character. The Ordinance implements the Specific Plan through the designation of transect zones, and their respective design, land use, and density standards. Existing residential neighborhoods in the community are protected through the Low-Medium Density Residential Transect Zone, which covers most of the plan area. The remaining transect zones concentrate development along Third Street, where the transit stations are located, and along major commercial corridors throughout the plan area, including Cesar E. Chavez Avenue and First Street.

The project provides minor technical changes to existing standards or corrects errors to make the Ordinance easier to understand and implement. These technical changes consist of the following:

Typographical Corrections

Several typographical errors were present in the Ordinance as it was adopted in 2014. The project proposes corrections to these typographical errors.

Additional Clarifying Language

The project proposes additional clarifying language to standards and definitions to make them easier for planners and applicants to understand and implement. This additional language is added to make the intent of the Specific Plan clearer within the Specific Plan's implementation Ordinance. Proposed clarifying language in the Ordinance does not adjust the intent of the policies established in the Specific Plan.

Land Use Type Chart Reorganization

The building type and land use chart was updated to bring the existing building form, use, and permit type regulations into one table. These standards, which were located throughout the document are now consolidated into one master table. The consolidation of building form, use, and permit type into one easily referenced format makes the code easier to use for staff and applicants.

Reference Photos

Additional reference photos, which are intended to make the standards easier to understand and implement, have been added to the Ordinance.

Title 22 Code Reference Updates

Title 22 citations referenced in the Ordinance have been updated with new code sections from the Technical Update of Title 22 of the Los Angeles County Zoning Code. The Technical Update became effective early this year. Instead of relying on a conversion table for any Title 22 citations referenced in the Ordinance, code references in the entire document have been updated with the Technical Update code sections. This change eliminates the need for a code conversion table.

Correction of Figure A.40

During final stages of the development of this Project, the Department discovered an error in Figure A.40 of the Los Angeles County General Plan. As reflected by the correct information in the Geographic Information Systems (GIS) data also adopted with the General Plan, the error in Figure A.40 shows incorrect land use categories in the Specific Plan area. The incorrect information is an isolated clerical error only in Figure A.40 itself. A correct Figure A.40, a copy of which is enclosed herein, is included in this project to show accurate land use categories in the Specific Plan area.

Implementation of Strategic Plan Goals

The project clarifies existing standards and administrative processes to enhance the implementation of the Specific Plan. The existing Specific Plan and Ordinance standards are intended to guide and foster transit-supportive development around the Metro Gold

Line Stations, as well as stabilize and enhance adjoining residential neighborhoods. The County's 2016-2021 Strategic Plan provides direction to ensure that the County's efforts are aligned with the Board's priorities. The project supports **Goal II: Foster Vibrant and Resilient Communities**, because it is intended to improve the implementation of the Specific Plan

Technical updates to the implementation Ordinance of the Specific Plan are intended to further realize desired Specific Plan outcomes such as transit-oriented design, and support a multi-modal transportation system (Strategies II.2.4, II.3.5). The Specific Plan encourages active transportation, including walking and biking, to connect the public to transit and provide healthier alternatives to existing modes of transportation. The project is also a product of several years of intradepartmental workgroups to collect feedback and analyze the effectiveness of the adopted Specific Plan and Form-Based Code (Strategy III.3.3).

FISCAL IMPACT/FINANCING

The adoption of the Ordinance amendment will not result in the need for additional departmental staffing as the project is a technical update to an existing ordinance. The implementation of the proposed changes will not result in significant new costs to the Department or other County departments. Therefore, a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Project Outreach and Engagement

This project is a product of coordination between Department staff from different divisions to provide solutions to administrative and procedural ambiguity present in the current Ordinance. Throughout the development of the project, a staff level workgroup was convened consisting of representatives from Zoning Permits East, Zoning Enforcement, Land Development Coordinating Center, and Field Offices Sections of the Department. The workgroup met to review and discuss the proposed changes. Zoning Enforcement Section staff provided valuable insight as to current enforcement activities in the area and how existing ordinance language can be clarified to streamline administrative process. Zoning Permits and Land Development Coordinating Center staff provided input as to how the proposed language changes would impact the development process. The proposed Ordinance amendment update reflects the consensus of the workgroup.

On March 30, 2019, a community meeting was held to update the community about the proposed technical changes in the Form-based Code Amendment. The community meeting was held in an open-house style to provide direct and straightforward information to community members about how they would be impacted. Since this community meeting, no substantial changes to the intent of the standards in the proposed Ordinance were made.

Regional Planning Commission Public Hearing

On July 31, 2019, the Commission conducted a public hearing to consider an amendment to the Ordinance. A Notice of Public Hearing was mailed to approximately 4,402 property owners and other interested parties and was also published in the East Los Angeles Tribune and La Opinión.

No letters in either support or opposition were received about this project. At the public hearing, two members of the public testified to address several community issues, including parking, trash, crime, and graffiti. There were no other testifiers. The Commission closed the public hearing, found that the project qualifies as a Class 5 Categorical Exemption (Minor Alterations to Land Use Limitations) pursuant to State and local CEQA Guidelines, and adopted the resolution recommending the approval of the project to the Board.

Legal Requirements

A public hearing by the Board is required for this project pursuant to Section 22.232.040 B. of the County Code and Section 65856 of the California Government Code. The required notice must be given pursuant to the procedures and requirements set forth in Section 22.222.120.B.2 of the County Code. These procedures exceed the minimum standards of California Government Code Sections 6061, 65090 and 65856 related to Notice of Public Hearing.

ENVIRONMENTAL DOCUMENTATION

Staff recommends that this project qualifies for a Categorical Exemption (Class 5 Exemption, Minor Alterations in Land Use Limitations) under the CEQA and the County environmental guidelines. Amendments are proposed to correct errors and add additional clarifying language to existing standards and administrative procedures. The project is intended to provide these changes to existing standards to make the Ordinance easier to understand and use.

The project does not propose or authorize any development. All future proposed development will continue to require review and permitting by the County and will be reviewed on a project-by-project basis to determine the potential for project-specific impacts in compliance with CEQA as necessary. Therefore, staff recommends that the Commission find that the project is categorically exempt from CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the project will not significantly impact County services.

For further information, please contact James Drevno of the Community Studies East Section at (213) 974-6425 or jdrevno@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

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Attachments:

1. Draft Ordinance Amendment, as approved by Regional Planning Commission
 2. Project Summary
 3. Regional Planning Commission Resolution
 4. Environmental Determination
 5. GIS Maps
 6. Regional Planning Commission Hearing Package
- c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works